

039.0 0002 0006.0

1 of 1 Residential
CARD ARLINGTON

Total Card / Total Parcel
616,100 / 616,100
616,100 / 616,100
616,100 / 616,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
126		NORTH UNION ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DHARGAY NORBU	
Owner 2: LHAMO PENPOA	
Owner 3:	

Street 1: 126 N UNION ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER
Owner 1: DEERAN JOHN E & RICHARD J -
Owner 2: TRUSTEES/DEERAN FAMILY TR -
Street 1: 126 N UNION ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 6,963 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)						
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
101	One Family		6963		Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6963.000	213,600		402,500	616,100		25680
Total Card	0.160	213,600		402,500	616,100	Entered Lot Size	GIS Ref
Total Parcel	0.160	213,600		402,500	616,100	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	534.81	/Parcel: 534.8	Land Unit Type:	Insp Date
							12/16/18

PREVIOUS ASSESSMENT								Parcel ID	039.0-0002-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	213,600	0	6,963.	402,500	616,100	616,100	Year End Roll	12/18/2019
2019	101	FV	185,600	0	6,963.	364,800	550,400	550,400	Year End Roll	1/3/2019
2018	101	FV	185,600	0	6,963.	345,900	531,500	531,500	Year End Roll	12/20/2017
2017	101	FV	185,600	0	6,963.	301,900	487,500	487,500	Year End Roll	1/3/2017
2016	101	FV	185,600	0	6,963.	257,800	443,400	443,400	Year End	1/4/2016
2015	101	FV	174,600	0	6,963.	239,000	413,600	413,600	Year End Roll	12/11/2014
2014	101	FV	174,600	0	6,963.	198,100	372,700	372,700	Year End Roll	12/16/2013
2013	101	FV	174,600	0	6,963.	188,700	363,300	363,300		12/13/2012

SALES INFORMATION			TAX DISTRICT			PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEERAN JOHN E &	53499-513		9/3/2009		385,000	No	No		
MARCIANTE MARY	27697-118		9/23/1997		209,000	No	No	Y	

BUILDING PERMITS							ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/31/2001	813	Re-Roof	5,000	C					12/16/2018	MEAS&NOTICE	CC	Chris C
									3/31/2009	Meas/Inspect	345	PATRIOT
									2/29/2000	Meas/Inspect	197	PATRIOT
									8/17/1993		MF	

Sign:	VERIFICATION OF VISIT NOT DATA									

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6963		Sq. Ft.	Site		0	64.	0.90	3									402,490						402,500	



USER DEFINED											
Prior Id # 1:	25680	Prior Id # 2:		Prior Id # 3:		Prior Id # 1:		Prior Id # 2:		Prior Id # 3:	
12/10/20	18:30:02	07/15/19	08:26:18								
apro											
3189											

